



3 The Promenade, Niagara-on-the-Lake

Property Overview

- Built 1980
- Fully renovated in 2018
- Elegant 4-bedroom, 4-bathroom home in Niagara-on-the-Lake
- 2217 Sqft finished living space above grade
- 906 Sqft finished lower level + 224 sqft unfinished storage space
- Double-car garage with driveway parking for up to 8 additional vehicles
- Backs on to Heritage Trail (with gate access)

Front Entrance

- Front entrance door with elegant glass inset
- Wide plank oak hardwoods
- Two door hall closet
- Open-concept layout that flows seamlessly into the rest of the home
- Classic solid-wood staircase with custom-fitted runner leading to upper level
- Upgraded light fixtures
- Crown moulding

Living Room

- Wide plank oak hardwoods
- Open concept to beautiful kitchen
- Crown moulding
- Pot lighting
- 3 Large windows offering loads of natural light
- Upgraded ceiling light fixture
- TV wall mount bracket

Kitchen

- White shaker style extended height cabinets with built in under cabinet task lighting
- 9ft island with breakfast bar seating for four
- Upgraded pendant lighting in kitchen area above the island
- Quartz surfaces throughout
- Decorative diamond-pattern backsplash
- Pot lighting
- Wide plank oak hardwoods
- Crown moulding
- Stainless steel gas stove - GE
- Stylish stainless steel range hood
- Stainless steel dishwasher - Bosch

Kitchen Con't

- Stainless steel French door refrigerator with lower freezer - GE Cafe
- Extra large window overlooking beautiful backyard
- Garden door leading to professionally landscaped, fully fenced, private back yard

Pantry Room

- Tiled flooring
- Custom built in wood shelving
- Large storage space

Dining Room

- Wide plank oak hardwoods
- Large window
- Crown moulding
- Timeless dining chandelier (excluded)

Family Room

- Wide plank oak hardwoods
- Beautiful floor-to-ceiling gas fireplace framed by a custom tile inlay design (gas insert installed 2018)
- Pot lighting
- Crown moulding
- 3 Large windows

Powder Room

- Large format ceramic tile flooring
- Pedestal sink
- Decorative mirror with updated overhead lighting
- Sleek white medicine cabinet

Upper Level

Primary Bedroom 1

- Wide plank oak hardwoods
- Dual double-door closets offering ample storage
- Crown moulding
- Bright neutral paint throughout
- 3 Generously sized windows
- Upgraded pendant light fixture

Primary Ensuite - 4Pc

- Extra wide, dual sink vanity with quartz counters
- Large window with custom privacy blinds
- Glass-enclosed shower with oversized tile surround
- Large format ceramic tile flooring - heated
- 2 Decorative mirrors with updated overhead lighting
- Crown moulding



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Bedroom 2

- Wide plank oak hardwoods
- Crown moulding
- 2 Generously sized windows
- Large closet
- Decorative pendant lighting

Bedroom 3 / Office

- Wide plank oak hardwoods
- Crown moulding
- 3 Generously sized window
- Large closet
- Decorative pendant lighting

Bathroom - 4Pc

- Extra wide vanity with neutral tone quartz counter top
- Large window with custom privacy blind
- Large-format ceramic flooring
- Decorative mirror with updated overhead halogen lighting
- Built in floating shelves
- Tub/shower combination with a large-format tile surround and decorative inlay
- Pot lighting
- Crown moulding

Laundry Room

- Front load washer - LG 2024
- Front load dryer - Whirlpool
- Custom countertop with built-in shelving and integrated drawer storage
- Convenient custom laundry folding counter

Lower Level

Bedroom 4

- Laminate wide plank flooring
- Crown moulding
- Egress sized window with custom privacy blind
- 2 Large closets
- Decorative pendant lighting

Bedroom 4 Ensuite - 3Pc

- Large format ceramic tiling
- Glass enclosed shower with large format ceramic tile surround
- Large vanity with quartz surface
- Crown moulding
- Decorative mirror with updated overhead lighting

Recreation Room

- Laminate wide plank flooring
- Pot lighting
- 2 Windows
- Double door closet - loads of storage throughout
- Double door closet housing electrical box

General

- Fully renovated throughout 2018
- Neutral colour palette throughout
- Electrical upgrade to 200 amp
- Insulation upgraded to attic
- Laundry room moved to upper level
- Watering system installed
- All windows replaced 2018
- All interior doors replaced with solid core doors in 2018
- All exterior doors replaced in 2018

Exterior

- Fully irrigated front and rear yards
- Automatic security gates on remote
- Professionally landscaped front and rear yard with inviting sitting areas, and soaker pool
- Beautifully maintained, lush, established perennial gardens
- Fully fenced yard
- Additional garden-shed insulated (spray foam) and heated
- New garage doors with remotes
- Garage walls and attic insulated in 2018 with stand alone ductless heating and air conditioning 2020 (connected to outside heat pump)
- 100 amp panel installed in garage 2018
- Built-in garage shelving offering convenient and organized storage
- Roof 2011 (approx) - Dykstra Roofing inspected 2026

Mechanical

- Central vacuum
- Hot water heater - rental - \$49.93 per month
- Furnace - replaced 2023
- Central air conditioner - replaced 2023
- Humidifier replaced 2020